

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____ **Add. No/Date:** 2/[2] 23-May-2023 **C/O Type:** INI
Address: 1919 157 STREET SW, 20/28/222-0146 **Purchaser:** Pankaj Batra
EDMONTON, ALBERTA **Phone Business:** _____ **Home:** _____
Subdivision: GLENRIDGING - RSL **Contract Date:** May 22, 2023
Model/Elev: ColumbiaFT - Columbia - FastTrack **Target Closing:** To Be Determined
Reference: Adjustment
In Contract: **Cash:** **Finance:**
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
1)/[1] BS-LGLSUITE - OPTION: #3: BASEMENT LEGAL SUITE PER SPECIFICATIONS AND PLAN. INCLUDES FINISHED STAIRWELL FROM MAIN FLOOR TO BASEMENT. INCLUDES WATER LINE TO MAIN FLOOR AND BASEMENT FRIDGE. ***DOES NOT INCLUDE BASEMENT SIDE ENTRANCE. Move flex room to rear of home beneath nook, widen bedroom to have door enter beside stairwell have basement windows as tight to outside corners as possible to allow maximum psace between <i>NH Jun 27, 2023</i>	1.00	EACH	\$67,998.00	\$67,998.00
2)/[2] BF-FULL - FULLY FINISHED BASEMENT, AS PER SPECIFICATION AND STANDARD LAYOUT. INCLUDES WATERLINE TO THE FRIDGE. Addendum 1 Item 24/27 remove finished standard basement <i>NH Jun 27, 2023</i>	-1.00	EACH	\$45,720.00	\$-45,720.00
3)/[3] BST-FINISH-S - FINISH STAIRWELL TO BASEMENT. DELETES DOOR AT THE TOP OF THE STAIRS. FINISH STAIRWELL TO THE LAST RISER. addendum 1 Item 25/28 rmeove finsihed stairwell <i>NH Jun 27, 2023</i>	-1.00	EACH	\$3,315.00	\$-3,315.00
4)/[4] MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. Addendum 1 Item 26/29 remove MO allowance for added door at top of stair <i>NH Jun 27, 2023 - NO DRAFTING</i>	-300.00	EACH	\$1.00	\$-300.00

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____ **Add. No/Date:** 2/[2] 23-May-2023 **C/O Type:** INI
Address: 1919 157 STREET SW, 20/28/222-0146 **Purchaser:** Pankaj Batra
EDMONTON, ALBERTA **Phone Business:** _____ **Home:** _____
Subdivision: GLENRIDGING - RSL **Contract Date:** May 22, 2023
Model/Elev: ColumbiaFT - Columbia - FastTrack **Target Closing:** To Be Determined
Reference: Adjustment
In Contract: **Cash:** **Finance:**
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
5)/[5] IAC-INSFLR2 - ADD UPGRADED 6" ROCKWOOL (OR EQUIVALENT) INSULATION FOR SOUND REDUCTION TO MAIN FLOOR OR BASEMENT CEILING. INSULATION CANNOT BE INSTALLED WHERE MECHANICAL EQUIPMENT IS LOCATED. PLEASE SPECIFY LOCATION(S) AND TOTAL SQUARE FOOTAGE OF FLOOR(S) TO BE INSULATED. Addendum 1 Item 27/30 remove insulation <i>NH Jun 27, 2023</i>	-714.00	SQUARE FOOT	\$3.15	\$-2,249.10
6)/[6] IAC-RESCEIL - ADD RESILIENT CHANNEL TO CEILING Addendum 1 Item 28/31 remove resilient channel <i>NH Jun 27, 2023</i>	-714.00	SQUARE FOOT	\$.60	\$-428.40
7)/[7] PLW-LAUNDRY - ADD ROUGH-IN FOR FUTURE LAUNDRY IN BASEMENT OR MAIN FLOOR. INCLUDES DRYER VENT, 220V 30 AMP DRYER OUTLET, SEPARATE CIRCUIT WASHER OUTLET, WATER LINE AND DRAIN. Addendum 1 Item 29/32 remove laundry rough in <i>NH Jun 27, 2023</i>	-1.00	EACH	\$1,127.00	\$-1,127.00
8)/[8] PLW-WETBAR - ADD ROUGH-IN WATERLINE & DRAIN TO BASEMENT FOR FUTURE WET BAR Addendum 1 Item 30/33 remove wet bar rough in <i>NH Jun 27, 2023</i>	-1.00	EACH	\$484.00	\$-484.00
9)/[9] ELO-FRZR-S - INDOOR OUTLET ON SEPARATE CIRCUIT (FREEZER, FRIDGE, MICROWAVE ETC.) Addendum 1 Item 31/34 remove separate circuit fridge plug for basement <i>NH Jun 27, 2023</i>	-1.00	EACH	\$325.00	\$-325.00

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____ **Add. No/Date:** 2/[2] 23-May-2023 **C/O Type:** INI
Address: 1919 157 STREET SW, 20/28/222-0146 **Purchaser:** Pankaj Batra
EDMONTON, ALBERTA **Phone Business:** _____ **Home:** _____
Subdivision: GLENRIDGING - RSL **Contract Date:** May 22, 2023
Model/Elev: ColumbiaFT - Columbia - FastTrack **Target Closing:** To Be Determined
Reference: Adjustment
In Contract: **Cash:** **Finance:**
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
10)/[10] ELO-DUP - INDOOR DUPLEX OUTLET Addendum 1 Item 32/35 remove added basement kitchen plug NH Jun 27, 2023	-1.00	EACH	\$100.00	\$-100.00
11)/[11] MDQ-DQALLOW - DESIGNQ ALLOWANCE. ALLOWANCE AMOUNT TO BE USED AT DESIGN Q. SALES TO PROVIDE CLIENT(S) WISH LIST OF THE UPGRADE ITEMS THEY ARE INTERESTED IN. *** PLEASE NOTE: 1. IF THE UPGRADES EXCEED THE DESIGN Q ALLOWANCE AMOUNT, THE BALANCE MUST BE PAID BY THE CLIENT, AS EITHER CASH-TO-CLOSE OR ADDED TO THEIR MORTGAGE. 2. IF THE DESIGN Q ALLOWANCE IS NOT USED IN FULL, THE REMAINING BALANCE WILL BE APPLIED AS A CREDIT TO THE MORTGAGE AMOUNT ONLY. ** NO CASH REFUNDS WILL BE ISSUED. 3. THESE ITEMS ARE CLIENTS WISHES ONLY. ACTUAL SELECTIONS TO BE MADE AND SIGNED OFF ON AT TIME OF DESIGN Q APPOINTMENT. SUPPLIER IS NOT TO REFER TO ANY ITEMS NOTED BELOW. Addendum 1 Item 19/21 reduce DQ allowance to \$ 10,000 in contract NH Jun 27, 2023 - NO DRAFTING	-3100.00	EACH	\$1.00	\$-3,100.00
12)/[13] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** move deck nailer at rear of home to run between window wells NH Jun 27, 2023	1.00	EACH		\$0.00

Sub Total	\$10,849.50
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$542.47
Total Addendum No 2/[2]	\$11,391.97

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P Swing: _____

Add. No/Date: 2/[2] 23-May-2023 C/O Type: INI

Address: 1919 157 STREET SW, 20/28/222-0146
EDMONTON, ALBERTA

Purchaser: Pankaj Batra

Subdivision: GLENRIDGING - RSL

Phone Business: _____ Home: _____

Model/Elev: ColumbiaFT - Columbia - FastTrack

Contract Date: May 22, 2023

Reference: Adjustment

Target Closing: To Be Determined

In Contract: Cash: Finance:

Co-Buyers: Chandni Handa

DocuSigned by: Pankaj Batra 5/30/2023
Pankaj Batra Date

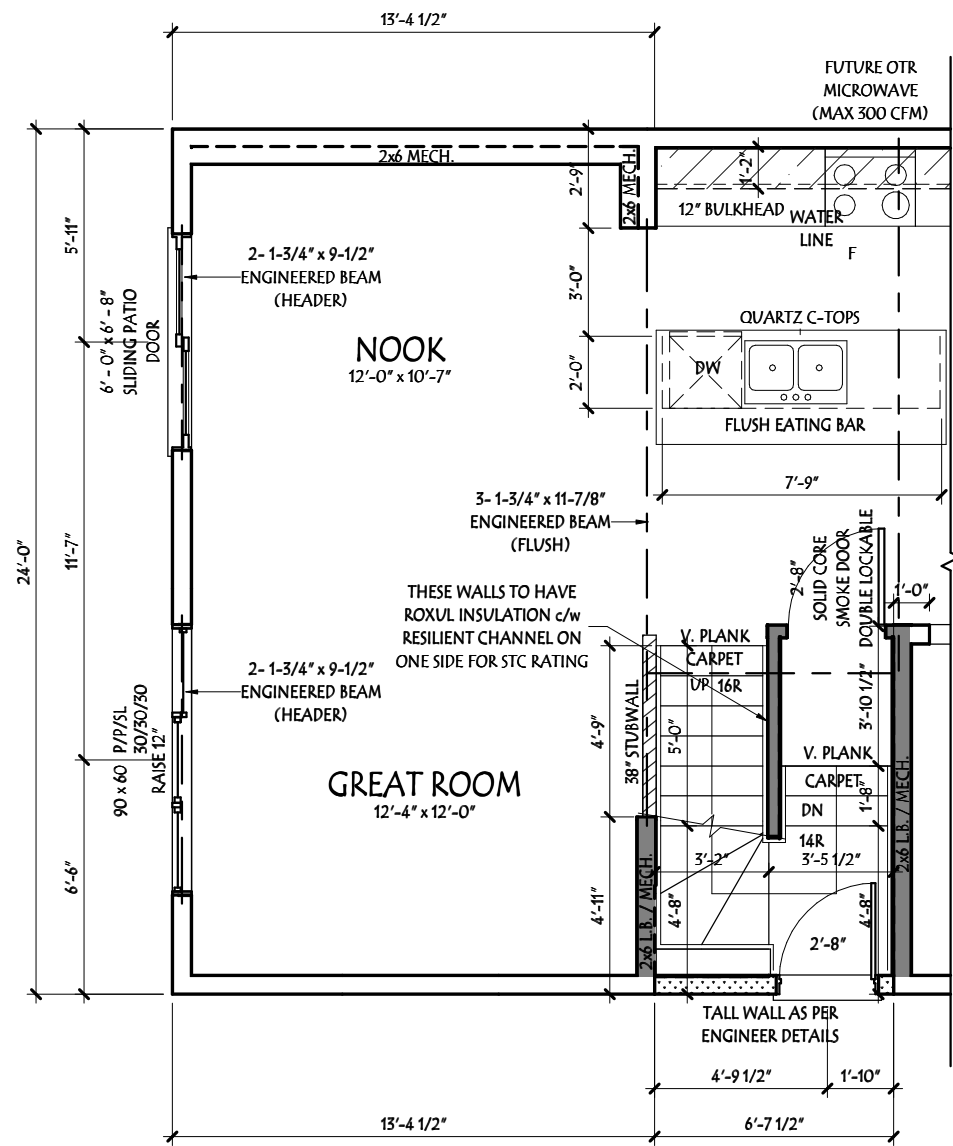
DocuSigned by: Chandni Handa 5/30/2023
Chandni Handa Date

DocuSigned by: MIKE RUDNISKY 5/30/2023
5C33D060FA2142C...
PACESETTER HOMES (EDMONTON) Date

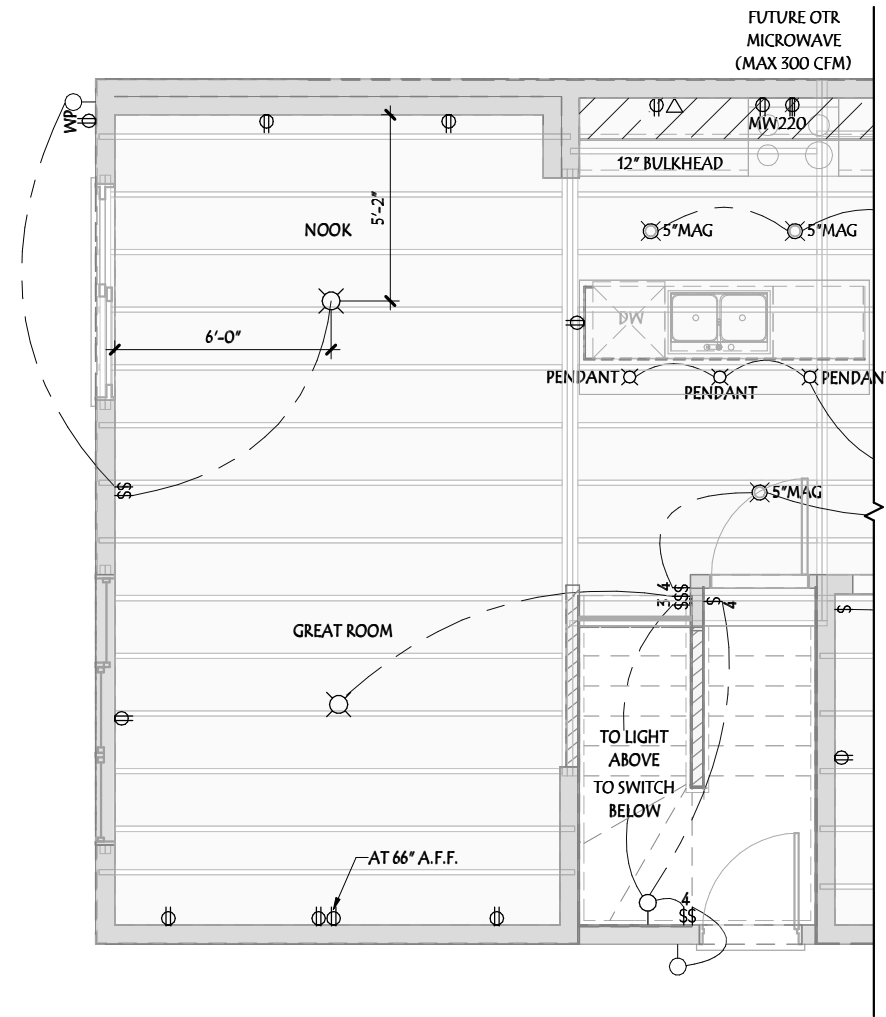
DS CB DS KU DS VB

DS DR

Contract, changes and color selections are subject to management approval and are dependent on the stage of construction at the time of removal of all conditions. Contracts and changes to contracts (Options & Upgrades Agreements) must be signed by an authorized signatory of the builder to be valid. Sales employees are not authorized to sign on behalf of the builder.



MAIN FLOOR PLAN




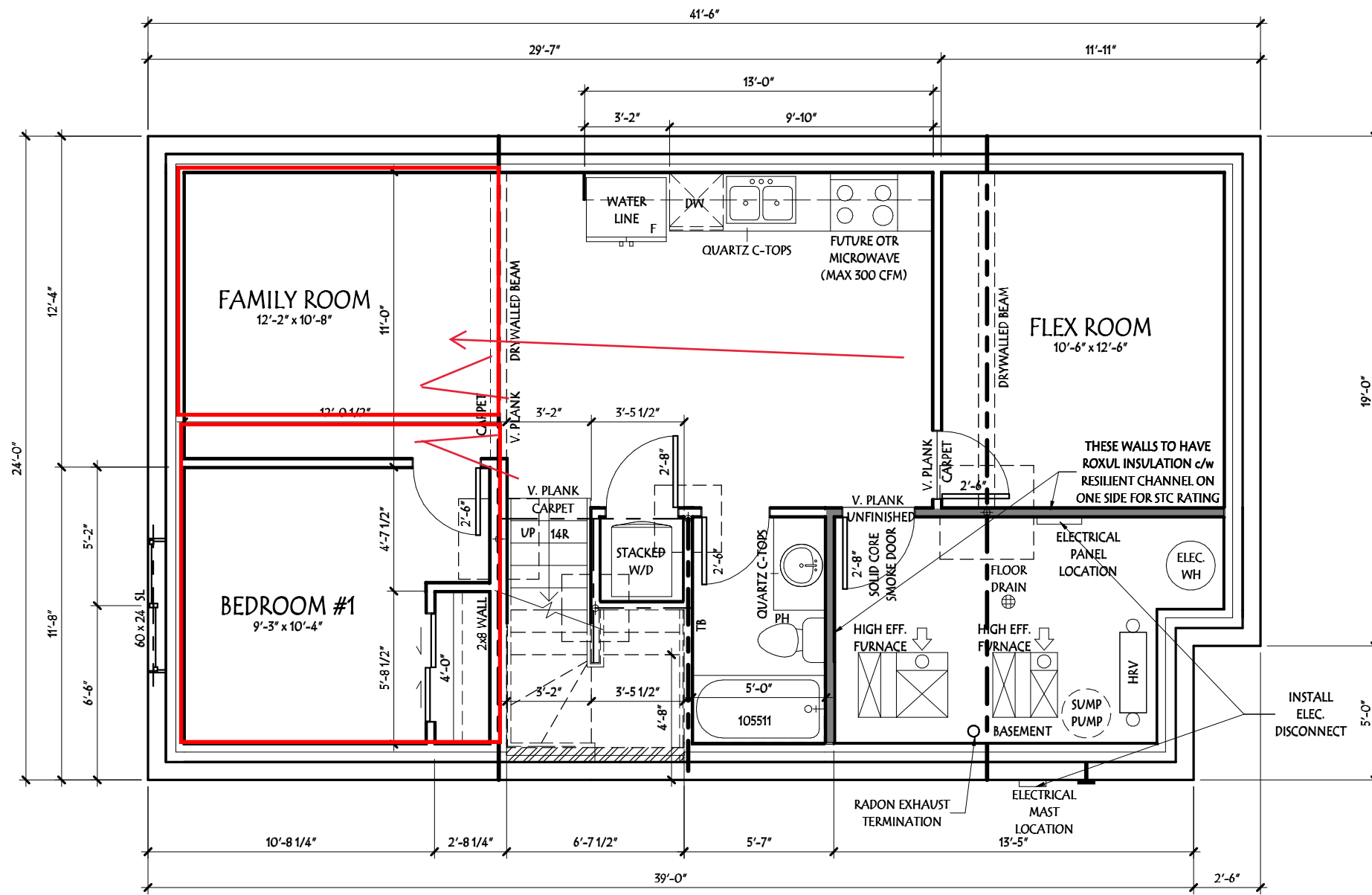
MAIN FLOOR ELEC. / MECH. LAYOUT

OPTIONAL - LEGAL SUITE

- ADDS LEGAL SUITE TO BASEMENT c/w SECOND FURNACE, KITCHEN, AND STACKED LAUNDRY
- ADDS SOUND INSULATION AND RESILIENT CHANNELS AROUND STAIRWELL, IN BASEMENT CEILING, AND AROUND MECHANICAL ROOM
- ADDS SOLID CORE SMOKE DOOR TO TOP OF STAIRWELL ON MAIN FLOOR c/w DOUBLE LOCK
- ADDS SOLID CORE SMOKE DOOR TO MECHANICAL ROOM
- DOES NOT INCLUDE SEPARATE ENTRY. OPTIONAL SEPARATE ENTRY TO BE SELECTED SEPARATELY

Addendum 2
Item 1
Legal suite added

Address: MUNICIPAL ADDRESS: MUNICIPALITY, AB LOT / BLOCK / PLAN	Customer: COLUMBIA	Client Name: TRAILBLAZER SERIES	Page: 1
			3
Drawn By: DRAFTER	Model: COLUMBIA	Job #: COLUMBIA	 Pacesetter HOMES A QUALICO Company
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.		Date: 1/13/2023 3:39:50 PM	0 SF
Construction Square footage is based on floor area Marketing Square footage includes stairwells			



BASEMENT DEVELOPMENT PLAN

** BULKHEAD LOCATIONS SUBJECT TO CHANGE BASED ON DUCT LAYOUT **

AREA = 719 SQ. FT.

OPTIONAL - LEGAL SUITE

- ADDS LEGAL SUITE TO BASEMENT c/w SECOND FURNACE, KITCHEN, AND STACKED LAUNDRY
- ADDS SOUND INSULATION AND RESILIENT CHANNELS AROUND STAIRWELL, IN BASEMENT CEILING, AND AROUND MECHANICAL ROOM
- ADDS SOLID CORE SMOKE DOOR TO TOP OF STAIRWELL ON MAIN FLOOR c/w DOUBLE LOCK
- ADDS SOLID CORE SMOKE DOOR TO MECHANICAL ROOM
- DOES NOT INCLUDE SEPARATE ENTRY. OPTIONAL SEPARATE ENTRY TO BE SELECTED SEPARATELY

Address: MUNICIPAL ADDRESS: MUNICIPALITY, AB LOT / BLOCK / PLAN	Customer: COLUMBIA	CLIENT NAME	
		Trailblazer Series	Page: 2
Model: COLUMBIA	JOB #: COLUMBIA	Pacesetter HOMES A QUALICO Company	3
Scale: 3/16" = 1'-0"			
Date: 1/13/2023 3:39:50 PM			
Drawn By: DRAFTER			
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.		Construction Square footage is based on floor area Marketing Square footage includes stairwells	

PACESETTER HOMES (EDMONTON)

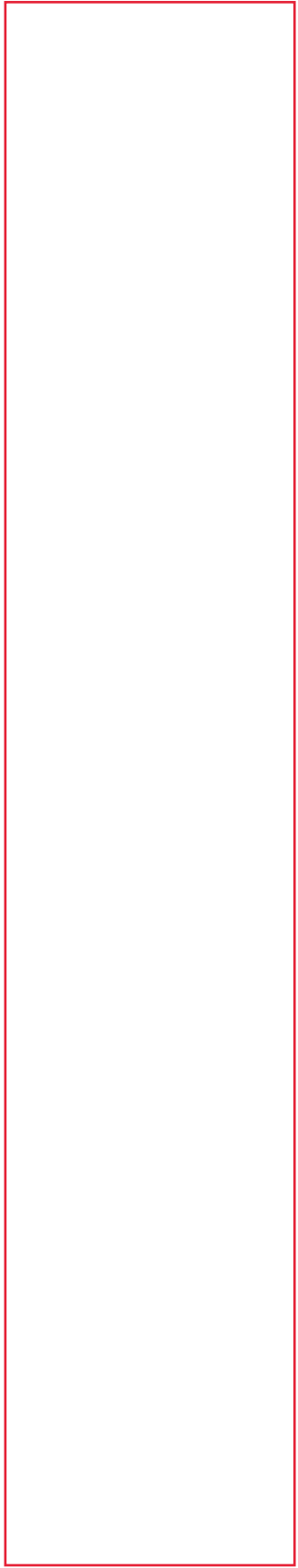
OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____
Address: 1919 157 STREET SW, 20/28/222-0146
EDMONTON, ALBERTA
Subdivision: GLENRIDDING - RSL
Model/Elev: ColumbiaFT - Columbia - FastTrack
Reference: Presale contract
In Contract: **Cash:** **Finance:**
Co-Buyers: Chandni Handa

THIS ADDENDUM
IS FOR BACK UP
REFERENCE
PURPOSES ONLY

1/[1] 21-May-2023 **C/O Type:** INI
Pankaj Batra
Home: _____
May 22, 2023
To Be Determined

	<u>Qty</u>	<u>U. of M.</u>	<u>Unit Price</u>	<u>Total</u>
1)/[2] SN-TRAILBLAZ - HOUSE TO BE BUILT TO TRAILBLAZER SPECIFICATION	1.00	EACH		\$0.00
2)/[3] DO-DBLEOH - PRE-PAINT DOUBLE OVERHEAD GARAGE DOOR - ATTACHED GARAGE	1.00	EACH		
3)/[4] EE-PINFTHNGS - PIN FOOTINGS FOR 0 LOT LINE HOME	1.00	EACH		
4)/[5] EO-RQDPROD - HOUSE IS OUTSIDE THE 10 MINUTE FIRE RESPONSE TIME OR HOUSE IS ON A ZERO LOT LINE (ZLL) LOT. ADD/REVISE THE FOLLOWING ITEMS AS REQUIRED BY LOCAL FIRE CODES. NON-VENTED SOFFITS, ADDITIONAL ROOF VENTS, UPGRADE TO TYPE "X" DRYWALL AND UPGRADE THERMAL OSB TO DENSGLASS SHEATHING AND REDUCE OVERHANGS AND ADD BULKHEADS AND VENTING AS REQUIRED. PRICE IS PER SIDE OF HOUSE REQUIRED.	2.00	EACH		
5)/[6] MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. To be credited at final plans	1700.00	EACH		
6)/[7] OL-3P-MFBTH - OPTIONAL 3 PIECE MAIN ON MAIN FLOOR: REDUCES SIZE OF FRONT ENTRY CLOSET AND CHANGES TO A SINGLE PASSAGE DOOR. REDUCES SIZE OF MUDROOM. ADDS 3 PIECE BATHROOM. CLOSES IN LIFESTYLE ROOM.	1.00	EACH		
7)/[8] OL-BED4 - OPTIONAL 4TH BEDROOM ON UPPER FLOOR. ADDS 4TH BEDROOM TO UPPER FLOOR. DELETES STUDY AREAS, INCLUDING WINDOWS, FROM BEDROOMS 2 AND 3. ADDS EGRESS WINDOW TO NEW BEDROOM 4. ADDS 32 SQ. FT TO UPPER FLOOR OVER GARAGE.	1.00	EACH		
8)/[9] OL-SIDEENT - OPTIONAL SEPARATE ENTRANCE TO BASEMENT - ADDS 2/8 X 6/8 MAN DOOR TO EXTERIOR WALL AT STAIRWELL FOR SEPARATE ENTRANCE C/W EXTERIOR LIGHT AND SWITCH. DOOR TO BE FIRE RATED IF REQUIRED. MAY REQUIRE CHANGES TO STAIR CONFIGURATION ON BOTH BASEMENT AND MAIN FLOOR. *** CONSTRUCTION ON NEIGHBORING PROPERTIES MAY TEMPORARILY IMPACT ACCESS TO SIDE ENTRANCES.***	1.00	EACH		
9)/[11] MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. Upgrade ensuite tub to three wall fiberglass shower with sliding glass door	720.00	EACH		
10)/[12] PLW-W/LVANRG - ADD SECOND SINK ROUGH-IN TO EXISTING VANITY. INCLUDES WATERLINES & DRAIN. *DOES NOT INCLUDE SINK, TAP, EXTENDING COUNTERTOP OR CABINET; MUST BE SELECTED AT DESIGN-Q APPOINTMENT Ensuite	1.00	EACH		



PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P Swing: _____ Add. No/Date: 1/[1] 21-May-2023 C/O Type: INI
 Address: 1919 157 STREET SW, 20/28/222-0146 Purchaser: Pankaj Batra
EDMONTON, ALBERTA
 Subdivision: GLENRIDDING - RSL Phone Business: _____ Home: _____
 Model/Elev: ColumbiaFT - Columbia - FastTrack Contract Date: May 22, 2023
 Reference: Presale contract Target Closing: To Be Determined

In Contract: Cash: Finance:

Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
11)/[13] WBS-60X24 - ADD 60X24S WINDOW TO BASEMENT C/W WELL add window to rear of home at far corner beneath nook (opposite corner fo current window) reverse sliding direction of rear door	1.00	EACH		
12)/[14] AE-GIFTCERT - APPLIANCE GIFT CERTIFICATE WORTH \$2500 TO BE USED AT PACESETTER APPROVED APPLIANCE SUPPLIER. **STANDARD CABINET OPENINGS: 1. FRIDGE OPENING- 37" wide x 72" high with drywall 2. FRIDGE RECESS OPENING- 37" wide and 72" high with 2" additional depth as per plan 3. RANGE OPENING- 30" wide 4. DISHWASHER- 24" wide opening 5. MICROWAVE SHELF/HOOD FAN AS PER PLAN 6. LAUNDRY SHELF/CABINETS AS PER PLAN. If ordering oversized washer/dryer or pedestals for front loading, the standard plan may have to change to accommodate the appliance. NOTE: DEPTH OF STANDARD CABINET IS 24". PANTRY WALL ADJACENT TO FRIDGE IS 2'-3" (if applicable).	1.00	EACH		
13)/[15] AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE.	2500.00	EACH		
14)/[16] ELO-DUP30A - INDOOR DUPLEX OUTLET 220V/30AMP remove range plug	-1.00	EACH		
15)/[17] PLG-RANGE - ADD ROUGH IN GASLINE TO RANGE, INCLUDES 110V OUTLET	1.00	EACH		
16)/[18] PLD-LAUNDRY - ADD LAUNDRY ROOM DRAIN	1.00	EACH		
17)/[19] ELO-CAT5E - TELEPHONE OUTLET (CAT5E) Add to loft backing on main bathroom center of wall	1.00	EACH		
18)/[20] PLW-W/LFRDG - ADD ROUGH-IN WATERLINE TO FRIDGE	1.00	EACH		
19)/[21] MDQ-DQALLOW - DESIGNQ ALLOWANCE. ALLOWANCE AMOUNT TO BE USED AT DESIGN Q. SALES TO PROVIDE CLIENT(S) WISH LIST OF THE UPGRADE ITEMS THEY ARE INTERESTED IN. *** PLEASE NOTE: 1. IF THE UPGRADES EXCEED THE DESIGN Q ALLOWANCE AMOUNT, THE BALANCE MUST BE PAID BY THE CLIENT, AS EITHER CASH-TO-CLOSE OR ADDED TO THEIR MORTGAGE. 2. IF THE DESIGN Q ALLOWANCE IS NOT USED IN FULL, THE REMAINING BALANCE WILL BE APPLIED AS A CREDIT TO THE MORTGAGE AMOUNT ONLY. ** NO CASH REFUNDS WILL BE ISSUED. 3. THESE ITEMS ARE CLIENTS WISHES ONLY. ACTUAL SELECTIONS TO BE MADE AND SIGNED OFF ON AT TIME OF DESIGN Q APPOINTMENT. SUPPLIER IS NOT TO REFER TO ANY ITEMS NOTED BELOW. This is a budget allowance that must be used at the DesignQ center toward any upgrades the home owner chooses Some items for consideration area Upgrade stub to railing 1.25" level 1 granite in kitchen rounded corners on main and upper floor second sink and fuacuet in ensuite add cabinets in basement backing garage wall upgrade 12' x 8' area carpet to LVP where cabinets added	13100.00	EACH	\$1.00	\$13,100.00

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____ **Add. No/Date:** 1/[1] 21-May-2023 **C/O Type:** INI
Address: 1919 157 STREET SW, 20/28/222-0146 **Purchaser:** Pankaj Batra
EDMONTON, ALBERTA **Phone Business:** _____ **Home:** _____
Subdivision: GLENRIDDING - RSL **Contract Date:** May 22, 2023
Model/Elev: ColumbiaFT - Columbia - FastTrack **Target Closing:** To Be Determined
Reference: Presale contract
In Contract: **Cash:** **Finance:**
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
--	-----	----------	------------	-------

20)/[22] MO-PROMO - SALES PROMO - SALES TO NOTE TYPE AND DETAIL OF PROMO	-30000.00	EACH		
--	-----------	------	--	--



Fast Track Program Promotion Seller's Conditions

- The client understands that this promotion is only offered on the Willow, Chelsea, Columbia and Newcastle models, with no customization.
- A minimum of \$10,000 allowance must be allocated to DesignQ to be granted an appointment with DesignQ. If a \$10,000 allowance is allocated towards DesignQ this allowance is non-refundable. Any amount over \$10,000 can be refunded if not spent.
- If a \$10,000 DesignQ allowance is not allocated, you must choose from pre-selected Designer Interior Palettes.
- DesignQ appointment will be scheduled within 1 to 3 weeks from time of condition removal and DesignQ selections must be signed off for at the day of the appointment.
- A maximum 14 calendar days will be given to remove conditions and if this is not met the contract may be cancelled by the seller.
- Exterior elevation style must be chosen at contract. Only standard elevations are available for this program.
- Exterior colors selection and architect pre-approval must be completed before condition removal to avoid the possibility of the deal being cancelled by the seller.
- This promotion is only available on builder inventory lots. Not applicable on pooled lots.
- The client understands that they will need to select their appliances within 48 hours of removing their conditions.
- The client understands that they must select one of four pre-designed lighting packages provided by the builder and custom selections will not be entertained.
- The client understands that they have reviewed and discussed all options available under this program with their Area Sales Manager, please reference "Your Home. Your Choice." brochure.
- NO CHANGES WILL BE ACCEPTED AFTER CONDITION REMOVAL.

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____ **Add. No/Date:** 1/[1] 21-May-2023 **C/O Type:** INI
Address: 1919 157 STREET SW, 20/28/222-0146 **Purchaser:** Pankaj Batra
EDMONTON, ALBERTA **Phone Business:** _____ **Home:** _____
Subdivision: GLENRIDDING - RSL **Contract Date:** May 22, 2023
Model/Elev: ColumbiaFT - Columbia - FastTrack **Target Closing:** To Be Determined
Reference: Presale contract
In Contract: **Cash:** **Finance:**
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
21)/[23] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Pre-Sale Homes Time Frame Clause: The Homeowner(s) accepts and acknowledges the tentative timeline provided within Section 8 of the Purchase Agreement of 6 - 10 months from excavation may be further extended due to the volatility of the markets, labour and raw materials. This time frame extension is acknowledged by the Purchaser as a tentative timeline. The Builder does not guarantee a start date, the completion or possession of the home within those timelines in the event delays occur for which the Builder may not be responsible for, or caused by unfavorable weather, strikes, fires, shortages of material or labor, acts of God, or any other causes beyond the control of the Builder due to current market conditions in the building industry. As per Section 8 the homeowner will be notified 35 days prior to the actual possession date being confirmed. The client understands that this is the only guarantee of possession that will be given in writing or otherwise. Any expectations of possession dates or construction timelines given are subject to change without notification and verbal communication, as per the contract, is not binding and will not be considered.	1.00	EACH		\$0.00
22)/[25] AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE.	4500.00	EACH		
23)/[26] MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. Contemporary elevation	9000.00	EACH		
24)/[27] BF-FULL - FULLY FINISHED BASEMENT, AS PER SPECIFICATION AND STANDARD LAYOUT. INCLUDES WATERLINE TO THE FRIDGE. Move flex room to rear of basement beside bedroom	1.00	EACH	\$45,720.00	\$45,720.00
25)/[28] BST-FINISH-S - FINISH STAIRWELL TO BASEMENT. DELETES DOOR AT THE TOP OF THE STAIRS. FINISH STAIRWELL TO THE LAST RISER.	1.00	EACH	\$3,315.00	\$3,315.00
26)/[29] MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. add a 2/8 door of top of stair to basement	300.00	EACH	\$1.00	\$300.00
27)/[30] IAC-INSFLR2 - ADD UPGRADED 6" ROCKWOOL (OR EQUIVALENT) INSULATION FOR SOUND REDUCTION TO MAIN FLOOR OR BASEMENT CEILING. INSULATION CANNOT BE INSTALLED WHERE MECHANICAL EQUIPMENT IS LOCATED. PLEASE SPECIFY LOCATION(S) AND TOTAL SQUARE FOOTAGE OF FLOOR(S) TO BE INSULATED. Finished area ceiling	714.00	SQUARE FOOT	\$3.15	\$2,249.10

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____ **Add. No/Date:** 1/[1] 21-May-2023 **C/O Type:** INI
Address: 1919 157 STREET SW, 20/28/222-0146 **Purchaser:** Pankaj Batra
EDMONTON, ALBERTA **Phone Business:** _____ **Home:** _____
Subdivision: GLENRIDGING - RSL **Contract Date:** May 22, 2023
Model/Elev: ColumbiaFT - Columbia - FastTrack **Target Closing:** To Be Determined
Reference: Presale contract
In Contract: **Cash:** **Finance:**
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
28)/[31] IAC-RESCEIL - ADD RESILIENT CHANNEL TO CEILING finished area ceiling	714.00	SQUARE FOOT	\$.60	\$428.40
29)/[32] PLW-LAUNDRY - ADD ROUGH-IN FOR FUTURE LAUNDRY IN BASEMENT OR MAIN FLOOR. INCLUDES DRYER VENT, 220V 30 AMP DRYER OUTLET, SEPARATE CIRCUIT WASHER OUTLET, WATER LINE AND DRAIN. beneath basement stairwell	1.00	EACH	\$1,127.00	\$1,127.00
30)/[33] PLW-WETBAR - ADD ROUGH-IN WATERLINE & DRAIN TO BASEMENT FOR FUTURE WET BAR center of wall backing onto garage	1.00	EACH	\$484.00	\$484.00
31)/[34] ELO-FRZR-S - INDOOR OUTLET ON SEPARATE CIRCUIT (FREEZER, FRIDGE, MICROWAVE ETC.) against wall backing garage 24" over from side exterior wall	1.00	EACH	\$325.00	\$325.00
32)/[35] ELO-DUP - INDOOR DUPLEX OUTLET add counter height plug backing garage 48" in from side exterior wall	1.00	EACH	\$100.00	\$100.00

Sub Total
LCO Fees
Incentives
Discounts
Taxes
Total Addendum No 1/[1]

**Included
In
Contract**

Pankaj Batra Date

Chandni Handa Date

PACESETTER HOMES (EDMONTON) Date

Contract, changes and color selections are subject to management approval and are dependent on the stage of construction at the time of removal of all conditions. Contracts and changes to contracts (Options & Upgrades Agreements) must be signed by an authorized signatory of the builder to be valid. Sales employees are not authorized to sign on behalf of the builder.